



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## LAND DEVELOPMENT COMMITTEE MEETING & COMMENT AGENDA

4080 Lemon Street, 12th Floor Conference Room A  
Riverside, CA 92502-1409  
(951) 955-3200

January 7, 2016 8:30AM

Applicants/Representatives: Please be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date. LDC Members: Please have your department's or agency's requests for additional information or corrections and/or recommended conditions in the County's Land Management System (LMS) on or before the LDC date.

Items on the Meeting agenda will be discussed between the applicant and/or any representatives and the LDC members. The intent of the meeting is to discuss the project with the LDC members, hear their concerns and outstanding issues, if any; and to ask questions. Items on the Comment agenda, generally speaking, are amended projects that have previously been on a Meeting agenda, or are minor permit applications. Items that are on the Comment agenda are there for the purpose of providing a deadline in which the LDC members are to complete their review of the latest map or exhibit(s), identify any outstanding issues, and/or complete their signoffs and, if applicable, recommended conditions of approval. No meeting will occur on any items on the Comment agenda.

An action will be taken on each agenda item to either "Clear" or "Continue" each project. A project will be continued if there are issues of concern and/or maps/exhibits are missing important information or are otherwise unacceptable. A project can be cleared if there are no significant issues of concern and all maps/exhibits are complete and satisfactory. If a project reaches a point where the applicant cannot or will not make the necessary changes to the project in order to bring the project into conformance with the General Plan, make it consistent with the subject property's zoning, and/or protect the public's health, safety and welfare, the project will be removed from the LDC process and scheduled for a public hearing before the appropriate decision making body with a recommendation of Denial. If an applicant chooses to withdraw project while in the development review process, a written request shall be submitted to the project planner.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Katrina Graham at (951) 955-6184 or e-mail at [kgraham@rctlma.org](mailto:kgraham@rctlma.org). Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request. Requests should be made at least 48 hours prior to the scheduled meeting. All LDC agendas are available at the Planning Department's website: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

### LDC Meeting Agenda

1. 8:30am **SPECIFIC PLAN NO. 152, AMENDMENT NO. 5, TENTATIVE TRACT MAP NO. 37002, AND TENTATIVE TRACT MAP NO. 32984, MINOR CHANGE NO. 1** – Applicant: Sam Horsethief, LLC – Engineer/Representative: T&B Planning – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium High Density Residential (CD:MHDR); Open Space: Conservation Habitat (CH); Open Space: Rural; Community Development: Very High Density Residential – Location: Easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road, and northerly of Broken Bit Circle – 45.27 Gross Acres - Zoning: Specific Plan - **REQUEST:** Amendment No. 5 to Specific Plan 152 reconfigures the boundaries of Planning Areas 22, 23, and 24, increases the dwelling units and removes the Community Center/park. **Tentative Tract Map No. 37002** is a Schedule A subdivision of 14.2 acres into 143 proposed lots and associated improvements with a total of 131 residential lots (PA 22 = 9.2 DUs). **Tentative Tract Map No. 32984, Minor change No. 1** is a Schedule A subdivision of 34.8 acres into 125 proposed lots and associated improvements with a total of 108 residential (PA 23 = 5.7 DUs). – APN(s): 391-090-006, 391-090-007, 391-090-016, 391-090-026, 391-090-044, 391-090-045 and 391-090-046. **BBID: 283-819-757**

### LDC Comment Agenda

1. **CONDITIONAL USE PERMIT NO. 3579, SUBSTANTIAL CONFORMANCE NO. 2** – Applicant: Al Husn – Engineer: Rick Engineering Company – Third Supervisorial District – Homeland Zoning District – Harvest  
J. Thomason

LDC Comment Agenda

Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Easterly of Amanda Ave., northerly of Old Highway 74, westerly of Winchester Rd., and southerly of Florida Ave. – 3.4 Acres Gross – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The second substantial conformance to the conditional use permit proposes to remove Building C from the previously approved first substantial conformance, as well as relocate Building B and enlarge Building A. Total square footage of all buildings would be reduced from 10,700 sq. ft. to 9,000 sq. ft. – APNs: 458-103-027 to 458-103-030. **BBID: 324-668-015**